

PROPERTY OWNERS ASSOCIATION 2<sup>nd</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**THREE LAKES COMMUNITY IMPROVEMENT ASSOCIATION d/b/a PINECREST FOREST COMMUNITY  
IMPROVEMENT ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.  
This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas §

County of Harris §

1. Name of Subdivision: Pinecrest Forest Community Improvement Association
2. Subdivision Location: Harris County
3. Name of Homeowners Association: Three Lakes Community Improvement Association  
d/b/a Pinecrest Forest Community Improvement Association, Inc.
4. Recording Data for Association:

Section 1: Volume 297, Page 13, of the Map Records of Harris County Texas  
Section 2: Clerk's File No. T519446, of the Map Records of Harris County, Texas  
Section 3: Clerk's File No. T966339, of the Map Records of Harris County, Texas  
Section 4: Clerk's File No. U366655, of the Map Records of Harris County, Texas  
Section 5: Clerk's File No. V097121, of the Map Records of Harris County, Texas  
Section 6: Clerk's File No. V358596, of the Map Records of Harris County, Texas  
Section 7: Clerk's File No. V568574, of the Map Records of Harris County, Texas  
Section 8: Clerk's File No. V311786 of the Map Records of Harris County, Texas  
Section 9: Clerk's File No. W347005, of the Map Records of Harris County, Texas  
Section 10: Clerk's File No. V849694, of the Map Records of Harris County, Texas  
Section 11: Clerk's File No. W725490, of the Map Records of Harris County, Texas

5. Recording Data for Declaration:

The Declaration of Covenants, Conditions and Restrictions for Three Lakes, Section One (1)  
dated March 20, 1981, is recorded under Harris County Clerk's Film Code Number 180-97-1262,  
et seq., in the real property records of Harris County, Texas

The Declaration of Covenants, Conditions and Restrictions for Pinecrest Forest, Section Two (2),  
dated February 19, 1999, is recorded under Clerk's File Number T558763, in the real property  
records of Harris County, Texas

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The Declaration of Covenants, Conditions and Restrictions for Pinecrest Forest, Section Three (3), dated February 10, 2000, is recorded under Clerk's File No. U222420, in the real property records of Harris County, Texas

The Declaration of Reservations, Restrictions and Covenants, for Pinecrest Forest, Section Four (4) dated January 16, 2001, is recorded under Clerk's File Number U830080, in the real property records of Harris County, Texas

The Declaration of Reservations, Restrictions and Covenants, for Pinecrest Forest, Section Five (5), dated October 22, 2001, is recorded under Clerk's File Number V376624, in the real property records of Harris County, Texas

The Declaration of Reservations, Restrictions and Covenants for Pinecrest Forest, Section Six (6), dated November 15, 2001, is recorded under Clerk's File Number V432622, in the real property records of Harris County, Texas

The Declaration of Reservations, Restrictions and Covenants for Pinecrest Forest, Section Seven (7), dated August 7, 2002, is recorded under Clerk's File Number V966736, in the real property records of Harris County, Texas

The Declaration of Reservations, Restrictions and Covenants for Pinecrest Forest, Section Eight (8), dated April 30, 2004, is recorded under Clerk's File Number X594401, in the real property records of Harris County, Texas

The Declaration of Reservations, Restrictions and Covenants for Pinecrest Forest, Section Nine (9), dated May 11, 2004, is recorded under Clerk's File Number X607010, in the real property records of Harris County, Texas

The Declaration of Reservations, Restrictions and Covenants for Pinecrest Forest, Section Ten (10), dated October 4, 2002, is recorded under Clerk's File Number W133392, in the real property records of Harris County, Texas

The Declaration of Reservations Restrictions and Covenants for Pinecrest Forest, Section Eleven (11), dated October 30, 2003, is recorded under Clerk's File Number X233145, in the real property records of Harris County, Texas

Additional Dedicatory Instruments for Three Lakes Community Improvement Association d/b/a Pinecrest Community Improvement Association, Inc. dated December 2, 2011, is recorded under Clerk's File Number 20110505297, in the real property records of Harris County, Texas

Bylaws, Articles of Incorporation and Amendment to Articles of Incorporation are filed under Document No. RP-2017-461964

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

The following resolutions are filed under Document No. RP-2017-461964

- Billing Policy and Payment Plan Guidelines
- Records Retention Policy
- Records Inspection Policy
- Membership Voting Policy
- E-mail Registration Policy
- Religious Item Display Guidelines
- Solar Energy Device Guidelines
- Roofing Material Guidelines
- Rainwater Collection Devices Guidelines
- Flag Display Guidelines
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Violation Enforcement Resolution
- Violation Schedule
- Application of Payments Policy
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Standby Electric Generators Guidelines
- Uncurable Violation Enforcement

7. Mailing Address and Contact Information for the Association and the Managing Agent:  
Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)
8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 20 day of October, 2021

Three Lakes Community Improvement Association

By: [Signature]  
Sally Smith (of Spectrum Association Management) Managing Agent

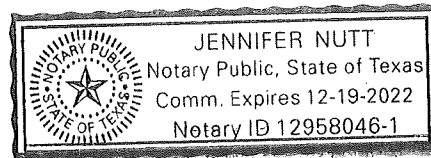
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 20  
October, 2021 by Sally Smith, representative of Spectrum Association  
Management, the Managing Agent of Three Lakes Community Improvement Association, on behalf of  
said Association.

[Signature]  
Notary Public, State of Texas

After Recording Return To:  
Spectrum Association Management  
Attn: Transitions  
17319 San Pedro Ave., Ste. #318  
San Antonio, TX 78232



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# Pages 5  
10/22/2021 03:53 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$30.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or  
use of the described real property because of color or  
race is invalid and unenforceable under federal law.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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